



June 29, 2007

Anderson & Associates, Inc.
Attn: Chris Kaknis
100 Ardmore Street
Blacksburg, VA 24060

Re: SUB 07-012 – Plat of Boundary Line Adjustment and Vacation for Tax Parcels
287-A-27, 27A, 36, 41A, May 3, 2007, 200 block, Country Club Drive.

Mr. Kaknis:

The Planning and Engineering Department has completed the first review of the referenced plat. Plat approval is **denied** on first review. The following comments must be addressed prior to final plan approval:

Planning Comments

Steve M. Hundley, AICP, Zoning Administrator

1. The **plat scale** is 1 inch = 60 feet. Scale shall not be smaller than 1 inch = 50 feet. [Subdivision Ordinance, Section 4-400(a) & (b)(1)(c)]
2. Provide the owners' addresses. [Section 4-400(b)(2)a.]
3. **Adjacent lot** 287-A-15 is owned by The Lester Group according to the Montgomery County GIS. Verify ownership and correct if necessary. [Section 4-400(b)(3)d.]
4. Provide a note regarding identification of **graves**/places of burial. [Section 4-400(b)(3)p.]
5. At Notes # 10, **proffer** number 2 should be added since it applies only to the Country Club Drive lot. For proffers number 7 and 8, delineate the area where the proffers are applicable and label by parcel number (i.e. parcels 12 and 13.) What does proffer numbers 10, 30, 31, and 32 pertain to? Also reference Ordinance 1412 on Note # 10. [Section 4-400(b)(3)q.]

Engineering Comments

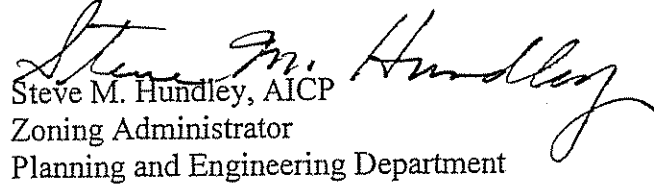
James Henegar, P.E., Town Engineer

1. Show boundaries of proposed public easements (water, sanitary sewer, and stormwater) and private utility easements (stormwater). [Subdivision Ordinance, Section 4-400(b)(3)l.]
2. Show limits of major watercourses (limits of Corps of Engineers delineated jurisdictional waters). [Section 4-400(b)(3)n.]
3. Show limits of FEMA Zone B to assist town staff with floodplain reporting.
4. Provide public utility easements (15 feet wide) on all interior and exterior lot lines. Center public utility easements on interior lot lines and show the full easement width in the parcel interior for exterior lot lines. [Section 5-901]

A post review meeting is scheduled, for all First and Main site plan and plat review letters, from **1:00 p.m. to 5:00 p.m., Tuesday, July 10, 2007 in the Town Council Conference Room, 1st floor of the Municipal Building, 300 South Main Street.** While this meeting is mandatory for the design team, the owner is encouraged to attend as well.

Jim Henegar and I coordinated the review of this plat. Please contact Jim at 961-1124 (e-mail jhenegar@blacksburg.gov) or contact me at 961-1115, (e-mail shundley@blacksburg.gov) if you have questions or concerns regarding this review.

Sincerely,


Steve M. Hundley, AICP
Zoning Administrator
Planning and Engineering Department

Cc: James Schiely, Fairmount University Realty Trust